

SUMMARY OF A MEETING
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MAY 22, 2018
TO BE REPORTED OUT MAY 23, 2018

RECEIVED
#3
2018 MAY 23 AM 9:28
OFFICE OF THE
CITY CLERK

NO. 19495 (5th WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-123

PASS AS REVISED

Common Address: 1601-1629 E Midway Plaisance, 5901-6201 S Cornell Dr,
5901-6201 S Stony Island Ave and 1600-1631 E Midway Plaisance

Applicant: The Barack Obama Foundation

Owner: Chicago Park District

Attorney: Carol Stubblefield

Change Request: POS-1 Parks & Open Space District to on Institutional Planned
Development

Purpose: The proposed rezoning will allow for the development of the proposed Obama Presidential Center including community center, recreation building, and similar assembly use; community garden, possible open space; cultural exhibits and library and accessory uses related to the principal cultural exhibits and library uses, including, without limitation, research and administration, office, food and beverage retail sale, eating and drinking establishments (including liquor) and general retail sales; special events and entertainment; at-grade, terrace and rooftop outdoor patios; parks and recreation uses; and non-accessory and accessory parking.

Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards
Meeting of May 22, 2018
To be reported out May 23, 2018

RECEIVED
#3
2018 MAY 23 AM 10:07

OFFICE OF THE
CITY CLERK

NO. A-8390 (46th & 48th WARDS) ORDINANCE REFERRED (4-18-18)
DOCUMENT NO. O2018-3281

Common Address Hollywood Ave, N Winthrop Ave and various streets
Applicant Alderman James Cappleman and Alderman Harry Osterman
Change Request B1-5, Neighborhood Shopping District; B3-3, Community Shopping District; B3-5, Community Shopping District; C2-3, Motor Vehicle-Related Commercial District; and C2-5, Motor Vehicle-Related Commercial District to a T Transportation District

NO. A-8397 (26th WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT NO. O2018-3269

Common Address 2424 W Grand Ave
Applicant Alderman Roberto Maldonado
Change Request C1-3 Neighborhood Commercial District to C1-2 Neighborhood Commercial District

NO. A-8391 (15th WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT NO. O2018-3266

Common Address 1854 W 59th St
Applicant Alderman Raymond Lopez
Change Request C1-1 Neighborhood Commercial District to RS3 Single Unit (Detached House) District

NO. A-8392 (15th WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT NO. O2018-3267

Common Address 5930 S Hermitage
Applicant Alderman Raymond Lopez
Change Request RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RS3 Single Unit (Detached House) District

NO. A-8393 (15th WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT NO. O2018-3264

Common Address 5651 S Damen Ave
Applicant Alderman Raymond Lopez
Change Request B1-1 Neighborhood Shopping District to RS3 Single Unit (Detached House) District

NO. A-8394 (15th WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT NO. O2018-3263

Common Address 5623 S Damen Ave
Applicant Alderman Raymond Lopez
Change Request B1-1 Neighborhood Shopping District to RS3 Single Unit (Detached House) District

NO. A-8395 (15th WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT NO. O2018-3260

Common Address 5543 S Damen Ave
Applicant Alderman Raymond Lopez
Change Request B1-1 Neighborhood Shopping District to RS3 Single Unit (Detached House) District

NO. A-8396 (15th WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT NO. O2018-3258

Common Address 5527 S Damen Ave
Applicant Alderman Raymond Lopez
Change Request B1-1 Neighborhood Shopping District to RS3 Single Unit (Detached House) District

NO. A-8385 (11th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT NO. O2018-2453

PASS AS REVISED

Common Address 1350 S Union Ave
Applicant Alderman Patrick Thompson
Change Request Residential Planned Development 1325 to Residential Planned Development 1325, as amended

NO. 19619 (47th WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3183

Common Address: 4119 N Western Ave
Applicant: Franklin Holdings LLC Twenty Seventh Series
Owner: Franklin Holdings LLC Twenty Seventh Series
Attorney: Law Office of Mark J Kupiec
Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: To demolish the existing building and build a new 4 story, 4 dwelling unit residential building; 4 parking spaces; no commercial space; height 46'-8"

NO. 19630-TT (47th WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3235

Common Address: 4024 N Lincoln Ave
Applicant: SNS Realty Group LLC
Owner: Enl Cadena
Attorney: Thomas Moore
Change Request: B1-1 Neighborhood Shopping District to B1-3 Neighborhood Shopping District
Purpose: The applicant seeks to construct a new 4 story mixed use building with commercial on the ground floor, 12 residential units on floors 2 through 4 with 12 interior parking spaces and the building will be 42 feet high.

NO. 19636 (47TH WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3529

Common Address: 4531 N Wolcott

Applicant: Albany Bank and Trust No. 11-6422
Owner: Albany Bank and Trust No. 11-6422
Attorney: Low Offices of Samuel VP Banks
Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Plot, Townhouse and Multi-Unit District
Purpose: The Applicant is proposing to develop the subject property with a new four (4) unit residential building. The proposed building will be masonry in construction. The proposed building will measure 36 feet 8 inches in height. Onsite parking for four (4) cars will be located in a detached garage at the rear of the subject lot.

NO. 19627-T1 (44TH WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3196

Common Address: 957 W Groce St

Applicant: 957 Groce Acquisitions, LLC, a Delaware LLC
Owner: Jewish Council for Youth Services
Attorney: Thomas Moore
Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: Applicant seeks to construct a new 4-story, 40 dwelling unit building with 20 parking spaces and a building height of 48 feet and no commercial. The subject property is located 1,040 feet (within the required 1,320 feet) of the Metro train station entrance so we will seek the Transit Serve Location (TSL) in order to reduce 50% of the required parking from 40 to 20 parking spaces and the reduced Minimum Lot Area per Unit (MLA) of 300 square feet applicable to Transit Serve Location

NO. 19641-T1 (44TH WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3788

PASS WITH SUBSTITUTE NARRATIVE AND PLANS

Common Address: 3404-3412 N Sheffield Ave

Applicant: 3406 Sheffield LLC
Owner: 3406 Sheffield LLC
Attorney: Richard Toth and Moro Georges, Doley & Georges
Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District
Purpose: A mixed use, 3-story building with first floor commercial space(s) and two dwelling units. Approximately 2,159 sf commercial space. No parking spaces. (Type 1 application to reduce parking.) Building height approximately 33'-11".

NO. 19646 (44TH WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3796

Common Address: 821 W Oakdale Ave

Applicant: Kevin Vaez
Owner: Kevin Vaez
Attorney: Gordan & Pirkarski
Change Request: RM4.5 Residential Multi-Unit District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: The property will be used as 4 residential dwelling units with no commercial. The property will continue to provide 3 parking spaces and reach a height of 37 feet 11 inches as defined in the ordinance.

NO. 19626-T1 (40TH WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3190

Common Address: 5301-5309 N Kedzie Ave

Applicant: Jonathan Lunn
Owner: Nelson-Harkins Industries, Inc.
Attorney: Thomas Moore
Change Request: B3-2 Community Shopping District to B3-5 Community Shopping District
Purpose: Applicant seeks to demolish the existing single story manufacturing facility with one single family residential home and no parking in order to construct a new 102,955 square foot storage facility building with a height of 53 feet and 4 inches, no residential and 5 parking spaces

NO. 19622-T1 (34TH WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3186

Common Address: 12345 South Halsted St

Applicant: Jimmie Higgins
Owner: Six Grands Corp DBA Halsted Bowl
Attorney: Lewis Powell III
Change Request: C1-1 Neighborhood Commercial District to B3-5 Community Shopping District
Purpose: To allow the existing 16,018 sq.ft. facility with then on site parking spaces and one loading berth to become a funeral home

NO. 19620 (33RD WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3184

Common Address: 3016 N Troy

Applicant: Timothy Friese
Owner: Peter Kaplan
Attorney: Fred Agustin
Change Request: RS3 Single Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District
Purpose: The property is currently improved with an illegal 3-flat. The plan is to de-convert the illegal 3-flat down to a 2-flat that will be in conformance with the Chicago Zoning Ordinance. There will be at least two (2) parking spaces located at the rear of the property

NO. 19638-T1 (33rd WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3629

PASS AS AMENDED
PASS WITH SUB NARRATIVE AND PLANS

Common Address: 3215 W Lawrence and 4743 N Sawyer Ave

Applicant: Spiro Arsenis

Owner: Spiro Arsenis

Attorney: Low Offices of Samuel VP Banks

Change Request: B1-2 Neighborhood Shopping District to B3-5 Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to permit the preservation, renovation and reuse of the existing six-story (with basement) storage building, at the subject site (3215 West Lawrence). The newly renovated building will contain commercial/retail space (2,000 square feet approx.) – at grade level, and twenty-seven (27) dwelling units – above (2nd thru 6th Floors). There will be a Community Room (1,850 square feet) located in the basement, as well as residential amenity space located in the basement and on the floor. The renovation plan also calls for the erection of an outdoor amenity space ('roof deck'), for residential tenants, above the 6th floor. The subject property is located on a Pedestrian Street, less than 2,640 linear feet from the entrance to the Kimball CTA Station, and – therefore, the Applicant is seeking to permit the building pursuant to the Transit Oriented Development (TOD) Ordinance. As such, the Applicant is seeking a reduction in the required parking by 55% - from twenty-seven (27) to twelve (12) vehicular parking spaces. These twelve (12) proposed vehicular parking spaces will be located on the presently vacant lot (4743 North Sawyer). The newly renovated building will be masonry in construction, with glass and metal/iron accents, and measure 68 feet-2 inches in height.

NO. 19639-T1 (33rd WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3779

PASS WITH SUB NARRATIVE AND PLANS

Common Address: 3024 W Irving Park Road

Applicant: 3024 W Irving Park LLC

Owner: 3024 W Irving Park LLC

Attorney: Low Offices of Samuel VP Banks

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change to permit a new four-story mixed-use building, with retail at grade and three (3) dwelling-units above. Four (4) on-site, surface parking spaces will be located at the rear of the subject property. The new building will be masonry in construction, and measure 48 feet-11 inches in height.

NO. 19635-T1 (32nd WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3411

Common Address: 1737-1741 N Western Ave

Applicant: 1741 N Western Ave. Acquisitions LLC

Owner: 1741 N Western Ave. Acquisitions LLC

Attorney: Low Offices of Samuel VP Banks

Change Request: B2-5 Neighborhood Mixed Use District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is proposing to develop the subject property with a new four-story residential building. The proposed building will contain twenty-five (25) dwelling units. On-site garage parking for seven (7) cars will be provided. Twenty-eight (28) on-site bicycle spaces will be provided. One (1) loading berth will be provided within the proposed building. The proposed building will measure 49 feet 11 inches in height. The proposed development qualifies as a Transit Oriented Development because it is located within 1,020 linear feet of the Western Ave. Blue Line Station. All three (3) ARO units will be provided within the proposed building. Four (4) of the proposed dwelling units will be handicapped accessible.

NO. 19645 (31st WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3795

Common Address: 5200-06 W Belmont Ave

Applicant: Migert Lumoni
Owner: Migert Lumoni
Attorney: Gordon & Pirkarski
Change Request: B2-1 Neighborhood Mixed Use District to C2-2 Motor Vehicle Related District
Purpose: the applicant will maintain the existing building and parking for auto repairs and sales. No residential is proposed. The existing square footage and height of the building will remain

NO. 19625-T1 (27th WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3189

Common Address: 1156-60 W Ohio St

Applicant: Kenneth Brotko
Owner: Chicago Title Land Trust Co, #99-8192 Dated March 4, 1999
Attorney: Thomas Moore
Change Request: B2-3 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District
Purpose: Applicant seeks to rezone the vacant lot in order to build a 4 story, 8 residential dwelling unit building 49 feet 3 inches in height with 8 parking spaces based on prior passage from B2-3 Type-1 revision to the Type-1 narrative and plans.

NO. 19634 (26th WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3399

Common Address: 2539-41 W Walton St

Applicant: Mitchell Tolar
Owner: Mitchell Tolar
Attorney: Law Offices of Samuel VP Bonks
Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: The Applicant is seeking a zoning change to permit the subdivision of the subject property into two separate and independent zoning lots. The existing two-story (with basement) residential building and detached two-story coach house of the newly created east zoning lot (i.e. 2539 West Walton) will remain without change. The resulting lot of 2541 West Walton will be improved with a new three-story. The new proposed three-story building for the west zoning lot will contain a total of three (3) residential units, and three (3) onsite, surface parking spaces at the rear of the subject. The new building will be masonry in construction, and measure approximately 37 feet-0 inches in height.

NO. 19643 (26TH WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3791

PASS AS AMENDED

Common Address: 1448 N Avers Ave

Applicant: Niko Pendavinji

Owner: Niko Pendavinji

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant is seeking a zoning change to permit a new three-story residential building at the subject property. The proposed building will contain three (3) residential units. Three (3) parking spaces will be located at the rear of the subject lot. The new building will be masonry in construction, and measure approximately 38 feet in height.

NO. 19632 (25TH WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3238

PASS AS AMENDED

Common Address: 123-27 W 19th St; 1900 -34 S Clark St; 122-128 S Cullerton

Applicant: MRR 1900 Clark LLC

Owner: MRR 1900 Clark LLC

Attorney: Michael Ezgur

Change Request: C2-5 Motor Vehicle Related Commercial District to B2-5 Neighborhood Mixed Use District

Purpose: The subject property consists of 28,911 square feet of land, and is currently improved with a seven-story building containing ground floor commercial space, 34 residential dwelling units above the ground floor, 51 parking spaces and no loading berth. The Applicant proposes to rezone the property to allow for the addition of 3 live/work units on the ground floor. No additions or modifications of the exterior of the existing building are proposed. No change to the height of the building or parking is proposed.

NO. 19631 (23RD WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3237

Common Address: 5114-16 S Pulaski Road

Applicant: Roger Keaton

Owner: Roger Keaton

Attorney: Gordon & Pirkski

Change Request: B3-3 Community Shopping District to C2-1 Motor Vehicle Related Commercial District

Purpose: A car wash providing approximately 28 parking spaces, 5,040 square feet of commercial space and a height of approximately 30 feet

NO. 19621-T1 (15TH WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3185

Common Address: 4522-28 South McDowell Ave

Applicant: Roland Kulla Trust

Owner: Rolond Kulo Trust

Attorney: Law Office of Mork J Kuplec

Change Request: M1-2 Limited Manufacturing District to B2-2 Neighborhood Mixed Use District

Purpose: To allow an artist live work space within the existing building; approximately 1,000 square feet of commercial space; existing 2-car garage no change proposed; existing dwelling unit will remain; existing 2-story / existing height 22 feet – no change proposed

NO. 19644-T1 (15TH WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3793

Common Address: 1811-13 W 63rd St

Applicant: Dovoinceo's Enterprise

Owner: Jihad Ashkar

Attorney: Rolando Acosta

Change Request: RS3 Single Unit (Detached House) District to B1-2 Neighborhood Shopping District

Purpose: The subject property comprises of 7,068.6 square feet, and is currently improved with a two-story building with ground floor commercial space, two residential dwelling units on the upper floor, two parking spaces, and no loading. The Applicant proposes to rezone the property to allow a retail use for an ice cream store and sweet shop in the vacant ground floor of 1811 West 63rd Street. The existing commercial use at 1813 W. 63rd Street, the two residential dwelling units and two parking spaces will remain. There will be no change to the loading or height of the building.

NO. 19614-T1 (11TH WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3176

Common Address: 2996 S Archer

Applicant: Archer Development LLC

Owner: Archer Development LLC

Attorney: Thomas Murphy

Change Request: B1-1 Neighborhood Shopping District to C1-3 Neighborhood Commercial District

Purpose: Wholesale lighting business on first floor of 2425 square feet, 2 parking spaces at rear within building, office on second floor of 2425 square feet, one duplexed dwelling unit on third and fourth floors of 4850 square feet, total 9700 square feet Bldg height 46 feet.

NO. 19615-T1 (11TH WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3177

PASS AS AMENDED
PASS WITH SUBSTITUTE NARRATIVE AND PLANS

Common Address: 3040-52 S Gratten

Applicant: Thomas M Doyle Builders

Owner: Benton House Over 21 Committee, NFP

Attorney: Paul Kolpak

Change Request: RS3 Single Unit (Detached House) District to R2-3 Neighborhood Mixed-Use District

Purpose: To construct a single family home on vacant lot of 3040 S Gratten Ave. The existing building at 3052 S Gratten Ave will remain the same. The height of the new building will be 24 feet 9 inches. There will be two (2) car garage. No commercial space.

NO. 19628-T1 (11TH WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3218

Common Address: 3132 S Lituania

Applicant: Cloud Property Management

Owner: Cloud Property Management

Attorney: Thomas Moore

Change Request: RS3 Single Unit (Detached House) District to RM6 Residential Multi Unit District

Purpose: Applicant seeks to build 2 additional stories on an existing 2 story building for a total of 4 stories with 7 dwelling units, 6 parking spaces and a total building height of 50 feet.

NO. 19624 (6TH WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3188

Common Address: 7918-7920 S Rhodes

Applicant: 7920 S Rhodes LLC

Owner: 7920 S Rhodes LLC

Attorney: Donel Lauer

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM5 Residential Multi Unit District

Purpose: The zoning change is needed on the existing 8 unit building to legalize the two basement apartments. The building currently exceeds the max floor area ratio allowed under the current zoning district. The footprint and height of the property will not change.

NO. 19613-11 (2nd WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2946

PASS AS AMENDED

Common Address: 1731-47 N Elston Ave/ 1428-72 W Willow St

Applicant: Elston Industrial Lofts LLC

Owner: Elston Industrial Lofts LLC

Attorney: Rolando Acosta

Change Request: M3-3 Heavy Industry District to C2-3 Motor Vehicle Related Commercial District

Purpose: The subject property consists of 80,134.88 square feet and is improved with a one-story and a two-story commercial building currently used for multiple commercial tenants with a total of approximately 105,000 sq. ft., 50 parking spaces, and one loading berth. The Applicant proposes to rezone the property to expand the range of allowable commercial uses and to establish the existing 50 parking spaces as the required parking pursuant to the Transit-Served Location provisions of the Zoning Ordinance as the property is 1,020 feet from the Clybourn Metra Station. The Applicant will provide 188 bicycle spaces. No additions or modification of the exterior of the existing buildings is proposed. No change to the height of the building is proposed, and it will remain at 25 feet

NO. 19617 (1st WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3180

Common Address: 830 N Ashland Avenue

Applicant: Edith Diaz

Owner: Neema Bayran MD

Attorney: Thomas S Moore

Change Request: B1-2 Neighborhood Shopping District to B3-2 Community Shopping District

Purpose: The applicant seeks to establish a micro blending business in order to obtain a body art services license in an existing medical facility.

NO. 19623-11 (1st WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3187

PASS WITH SUBSTITUTE NARRATIVE AND PLANS

Common Address: 3047-51 W Armitage Ave

Applicant: Variable Properties LLC

Owner: Ramon Zepeda and Merido Rua

Attorney: Law Office of Mark J Kupiec

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: To demolish the existing buildings and build a new 4 story building with a live/work unit on the ground floor (approx. 640 square feet of commercial space and 8 dwelling units on the upper floors; 9 parking spaces; height 53'-

NO. 19629 (1st WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3227

Common Address: 1604-08 W Chicago Ave

Applicant: Chicago Avenue Hospitality

Owner: Evenlight, INC

Attorney: Thomas Raines

Change Request: B1-2 Neighborhood Shopping District to B3-1 Community Shopping District

Purpose: Applicant operates a restaurant with an incidental use liquor license and wishes to obtain a public place of amusement license, which requires re-zoning the property to a B3-1 zoning designation. The public place of amusement license will be used to allow for an in-house DJ only, with no cover charge, no outside promoters, and no dance floor. Applicant does not intend to make physical changes to the property, including height, dwelling units, or number of parking spaces. The property has 5900 feet of useable space and is 15 feet in height. No current parking spaces